065.0	0004	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	993,600 / 993,600
					USE VALUE:	993,600 / 993,600
					ASSESSED:	993,600 / 993,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		GLEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KACHORIA CARRIE/NARESH
Owner 2:	
Owner 3:	
Street 1:	16 GLEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GASCOIGNE JAMES W/ETAL -
Owner 2:	GASCOIGNE JANET H -
Street 1:	16 GLEN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Aluminum Exterior and 1700 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10600.000	472,600	4,400	516,600	993,600
Total Card	0.243	472,600	4,400	516,600	993,600
Total Parcel	0.243	472,600	4,400	516,600	993,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 584.47 | /Parcel: 584.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	41902
GIS Ref	
GIS Ref	
Insp Date	11/17/18

!5627!

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0004-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	472,600	4400	10,600.	516,600	993,600	993,600	Year End Roll	12/18/2019
2019	101	FV	338,100	4400	10,600.	479,700	822,200	822,200	Year End Roll	1/3/2019
2018	101	FV	338,100	4400	10,600.	479,700	822,200	822,200	Year End Roll	12/20/2017
2017	101	FV	338,100	4400	10,600.	420,700	763,200	763,200	Year End Roll	1/3/2017
2016	101	FV	338,100	4400	10,600.	383,800	726,300	726,300	Year End	1/4/2016
2015	101	FV	313,800	4400	10,600.	339,500	657,700	657,700	Year End Roll	12/11/2014
2014	101	FV	313,800	4400	10,600.	321,000	639,200	639,200	Year End Roll	12/16/2013
2013	101	FV	313,800	4400	10,600.	305,500	623,700	623,700		12/13/2012

PRINT

Date	Time
12/10/20	20:29:18

LAST REV

Date	Time
10/31/19	11:36:31
danam	
5627	

USER DEFINED

Prior Id # 1:	41902
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GASCOIGNE JAMES	44127-11		11/18/2004		589,900	No	No		
KELLEY WILLIAM/	25595-166		8/24/1995		245,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2018	204	Add Att	163,890	O				
1/5/2009	3	Redo Bat	22,000					
6/28/2006	532	Manual	4,300					repair fr entry fl
2/1/2005	65	Re-Roof	8,455					
10/19/1997	614	Manual	1,000					REROOF GARAGE
1/10/1997	18		15,660					ADD TO KITCHEN
8/13/1996	383	Manual	1,700					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
4/8/2009	Entry Denied	372	PATRIOT
9/13/2005	Fieldrev-Chg	BR	B Rossignol
3/20/2005	MLS	MM	Mary M
4/12/2000	Inspected	263	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10600		Sq. Ft.	Site		0	70.	0.70	12									516,603						516,600	

Total AC/HA: 0.24334 | Total SF/SM: 10600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 516,603 | Spl Credit | Total: 516,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26764703
Const Adj.:	1.00989902
Adj $ / SQ:	166.425
Other Features:	105597
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495419
Depreciation:	22789
Depreciated Total:	472630

COMMENTS

OF = BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

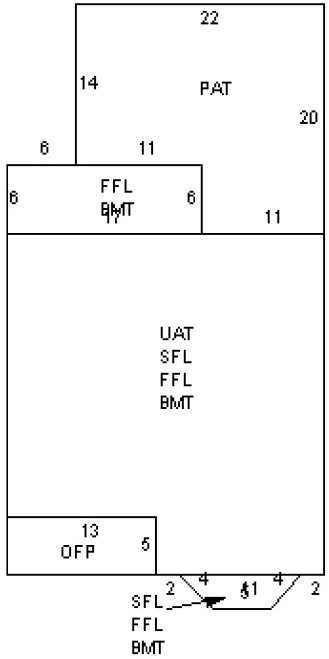
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.07
Special Features:	0	Val/Su Net:	146.13
Final Total:	472600	Val/Su SzAd	278.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	901	49.930	44,985
FFL	First Floor	901	166.430	149,949
SFL	Second Floor	799	166.430	132,974
PAT	Patio	374	3.280	1,229
UAT	Upper Attic	194	66.570	12,898
OFP	Open Porch	65	42.300	2,749

Net Sketched Area:	3,234			Total:	344,784
Size Ad	1700	Gross Are	3815	FinArea	1700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400